

**AGENDA  
PLANNING COMMISSION  
TOWN OF WARRENTON**

**March 17, 2004  
7:00 P.M.**

1. Call to order and establishment of a quorum.
2. Approval of Minutes – December 17, 2003
3. Old Business
  - a. **Barnes Subdivision – Preliminary Plat.** An application to subdivide an existing 0.81 acre parcel (GPIN 6984-46-0593) on a private road into two (2) lots as provided for in the R-10 Residential District. One lot would front on Preston Drive on the Moorhead Subdivision and become part of that development. The other lot would be located on an extension of North Rock Lane and become a private road lot. The residue of the subdivision would be included in the adjacent parcel and remain a private road lot on North Rock Lane. Bill Chipman is the Applicant.
4. Public Hearings
  - a. **Town of Warrenton Capital Improvement Program: 2005-2010.** Public consideration of the draft six-year program of projects for recommendation to the Town Council. The Program lists projects planned for construction for the six-year period and identifies those public investments scheduled for implementation in the next fiscal year as part of the Capital Budget. The proposed Capital Improvement Program, as drafted, contains 40 projects totaling \$33,537,215 with 10 of those projects scheduled for fiscal year 2004 estimated at \$4,496,392 from all fund sources. Projects include the new Town Recreation Center, parking decks in Old Town, traffic signals and utility upgrades to maintain or expand Town facilities.
  - b. **Comprehensive Plan Amendment, CPA 03-02.** A request to amend the Future Land Use Map of the 2000-2025 Comprehensive Plan for property on Old Meetze Road and Falmouth Street to Low Density Residential where Light Industrial and a Proposed Town Park are currently delineated. The change would accommodate the rezoning of the old wire plant (Sivaco/Ivaco Property) to residential use from the existing heavy industrial development. The Comprehensive Plan recommends

light industry, flex commercial and limited office uses with a maximum development density of 0.35 to provide work opportunities for Town residents. The proposed rezoning is not consistent with the Comprehensive Plan.

- c. **Zoning Map Amendment, ZMA 03-02.** A request to change the zoning classification of two (2) parcels totaling 37.46 acres (GPIN 6983-69-8183 and 6983-78-1985) from the current designation as IG Industrial General to R-15 Residential to provide for the development of single-family dwellings on the property. The request includes proffers or conditions that mitigate impacts anticipated from the development including a Concept Plan, land for a Town Park, storm water management, traffic improvements and contributions for sanitary sewer and recreation facilities. Proposed density of the development is limited to ninety (90) units or 2.4 dwellings per gross acre (density ratio of 0.19). This is generally consistent with the guidelines for Low Density Residential in the Comprehensive Plan. The property is owned by Sivaco, Inc. of Canada (Ivaco) and the Applicant is Richmond American Homes of Virginia, Inc.
  - d. **Special Use Permit #04-01.** A request for a Special Use Permit in the R-15 Residential District for clustering of dwellings on a reduced lot size of 7500 square feet with at least 30% reserved open space. The property is proposed for rezoning to the R-15 District and would adhere to Section 7-6 of the Warrenton Zoning Ordinance for setbacks and other regulations. The property contains two parcels totaling 37.46 acres (GPIN 6983-69-8183 and 6983-78-1685). No other conditions of the use permit are proposed for amendment. The owner is Sivaco Inc. of Canada (Ivaco) and the Applicant is Richmond American Homes of Virginia, Inc.
  - e. **Special Use Permit #04-02.** A request for a residential dwelling unit in an accessory garage in accordance with Section 9-1.2 of the Zoning Ordinance. The property is located at 150 Waterloo Street (GPIN 6984-24-5351) and is zoned R-6 Residential. The lot has frontage on both Waterloo and Beach Street to the rear and contains an existing dwelling. The garage is proposed for construction and will access Beach Street. The property is 0.289 acres and the Applicant is Arthur R. Anderson, the owner.
5. New Business
- a. **Warrenton Crossroads PP #04-03.** An application to subdivide three (3) existing parcels totaling 7.985 acres (GPIN 6984-28-5958, 6984-29-6091 and 6984-28-9876) fronting on Lee Highway and Winchester Street to create five (5) new lots – one reserved for open space/flood plain, one coinciding with an existing lot and three (3) for commercial development.

The property is located in two different zoning districts with the majority of the property in the CL Commercial Limited District and the remainder on the south side zoned RO Residential Office District. A common circulation road linking Winchester and Lee Highway provides access to all the parcels. The property is owned by the Dorothy J. and Daisy Y. Wood.

6. Work Session

- a. Draft Zoning Amendments – previous sections plus administrative, supplemental and supporting sections.

7. Planning Commission Comments

8. Staff Comments – Concept Plans and Development Proposals.

9. Adjourn